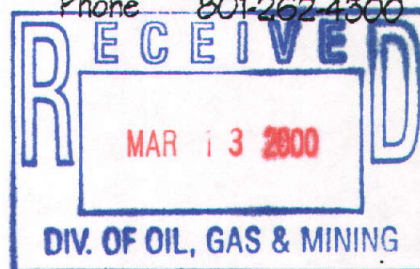


M/04B/012
(Peoa Quarry)American Stone, Inc.4040 South 300 West,
Fax 801-262-4474Salt Lake City, UT 84107
Phone 801-262-4300

FACSIMILE TRANSMITTAL

Date: 3-13-00Number of pages (including this page) 3

Addressee:

Name: Wayne
Company: DOGSM
FAX number: 359-3940Sender: Beverly
Comments:

Department of Community Development
Addendum to Staff Report
American Stone Rock Quarry, Temporary Use Permit
(3/15/00 Agenda Item)

Decision, Temporary Use Permit, Star Stone Quarries, Inc. (American Stone) Rock Quarry, Brown's Canyon

Overview/Background

The Eastern Summit County Planning Commission conducted a public hearing on March 1, 2000 with regard to the above request. The Commission determined that the request was appropriate and instructed Staff to formulate specific conditions of approval for its consideration.

Recommendation

Based on the Planning Commission's determination that the Temporary Use Permit request for Star Stone Quarries, Inc. is appropriate and complies with the applicable Eastern Summit County Development Code requirements, Staff recommends the following conditions of approval:

1. The Temporary Use Permit for Star Stone Quarries (American Stone) shall be valid for a period of five (5) years from the date of approval, therefore expiring on March 15, 2005. All reclamation work shall be completed by this time, unless further approvals are granted by Summit County.
2. The Star Stone Quarries shall operate in accordance with the Notice of Intention to Commence Large Mining Operations submitted to the State Department of Oil, Gas and Mining (DOGM) on February 11, 2000. The exception to this is the proposed post mining use of personal/commercial storage on the 10 acres located along Brown's Canyon Road. This use shall require separate review and approval by Summit County. For the purposes of this Temporary Use Permit, the rock quarry operation includes 24.3 acres of the 40-acre parcel owned by Lon Thomas.
3. All site disturbance and quarry activities shall be limited to the 24.3 acres outlined in the above Notice of Intent. This area shall be clearly marked on site with boundary markers that will be reviewed and approved by Staff and the DOGM. These markers shall remain in place throughout the term of this permit. Any work done outside this area, without prior approval from Summit County, shall be considered a violation of this Permit and reason for revocation.
4. During the term of this Permit, any areas within the 24.3 acres that are no longer being used within the quarry operation shall be reclaimed with adequate topsoil, finish grading and seeding. The entire site shall be maintained in an orderly fashion at all times.
5. The paved access road shall remain in good condition through the term of this Permit. The applicant shall be required to continually maintain this access road at its current standard.
6. The rock crusher shall be a portable unit, shall be located near the quarry and shall be operated between the hours of 8 am to 5 pm Monday through Saturday only. The applicant shall obtain all required State and Federal permits for the crusher and submit up-to-date copies to Summit County on an annual basis. A maximum of five (5) trucks per day shall be associated with the rock crusher. The intent of the crusher is to mitigate the impacts of waste products produced within the quarry operation and is considered secondary to the quarry operation.
7. Two temporary trailers shall be allowed for employee housing. These dwellings are for the sole purpose of providing housing for on-site workers. Any other use is prohibited and shall result in the immediate removal of such dwellings from the site.
8. The applicant shall obtain a permanent water supply from the State. Proof of this shall be submitted to Summit County by July 31, 2000.
- X 9. The applicant shall continue to work towards obtaining a Large Mining Permit from DOGM as soon as possible. The applicant shall obtain a letter from DOGM that indicates the operation may continue while this permit is being processed. A copy of this letter and the Large Mining Permit, when completed, shall be submitted to Summit County. The letter shall be submitted no later than March 31, 2000.

- X 10. A bond in the amount of \$102,900 shall be held by DOGM to guarantee cleanup and reclamation of the site. This figure is based on information provided by the State and the 24.3-acre mining site, and is less the \$5,000 held by Summit County for the two trailers. This amount may be reduced upon approval of the State and Summit County, if it is determined that sufficient reclamation has occurred and the area of the quarry operation has permanently been reduced. Summit County shall continue to hold the \$5,000 bond for the trailers until their removal.
11. Prior to any sign construction, the applicant shall submit a detailed sign plan and application to be reviewed and approved by Summit County.
12. The applicant shall address, to the best of his ability, any issues that arise in the day-to-day operation of the quarry. This includes but is not limited to debris on the road, noise, truck traffic, etc. Any legitimate health or safety issue that is not resolved in a timely manner or other violation of this Permit will result in an automatic review by the Planning Commission with possible permit revocation consequences.

Lesley Burns
County Planner
3/9/00